



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, August 16, 2010**

The **STATE PUBLIC WORKS BOARD** will meet on
**Monday, August 16, 2010, at 10:00 a.m. in Room 113,
State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Monday
August 16, 2010
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

Ana J. Matosantos Director, Department of Finance
Ronald Diedrich, Acting Director, Department of General Services
Cindy McKim, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Ms. Pam Harris, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Mike Eng, Legislative Advisor
Assembly Member, Mary Hayashi, Legislative Advisor
Assembly Member, Sandre Swanson, Legislative Advisor
Senator, Mark J. DeSaulnier, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Vacant, Legislative Advisor

II. Approval of minutes from the [July 12, 2010](#) and [August 4, 2010](#) meetings

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ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADELANTO DETENTION CENTER
JAIL EXPANSION PROJECT
SAN BERNARDINO COUNTY

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider:

- a) establishing scope, cost and schedule
- b) approving preliminary plans

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Adelanto Detention Center
Jail Expansion Project, San Bernardino County

Action Requested

If approved, the requested action would establish scope, cost, and schedule and approve preliminary plans.

Scope Description

This project will design and construct an approximately 277,000 square foot (sf) expansion to the existing Adelanto Detention Center to address the county's critical inmate housing shortage and provide a more secure physical structure that will enhance staff and inmate safety. The existing jail facility and this project are located on county owned land.

The expansion will provide the addition of approximately 250,000 sf of new housing units. The facility will consist of 984 beds in single and double occupancy cells for higher classification inmates and 384 beds in dormitories, for a total of 1,368 additional new maximum security beds. Approximately 30 percent of the beds added by this project will be designated for female inmates. The new beds will be located within three housing units, each designed to hold 456 inmates in two 228-bed modules. To accommodate the high volume of inmates, four passenger and two freight elevators will be located at opposite ends of the housing units. The housing units will have substantially increased program space to expand and better deliver inmate educational and rehabilitative programming.

The project will also include an approximately 27,000 sf, one-story Inmate Services Support building to be located adjacent to the existing facility. This building will provide intake/booking and receiving areas, property, transfer and release, medical screening, holding, video arraignment, medical and mental health office space, a dental operatory, and other associated support services space. This building will be equipped to provide for increased dry and refrigerated storage capacity for the existing kitchen.

A secure sallyport with facility vehicle parking and an additional staff parking lot will also be constructed adjacent to the new structures. This project will also include, but is not limited to: utility, domestic water well and water storage tank(s), electrical, plumbing, mechanical, HVAC systems, and security and fire protection systems. Water conservation measures will be built into the design. The showers and other fixtures located in inmate areas will include electronically programmable water metering devices to limit water waste while ensuring proper sanitation is provided.

Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities. Award of this funding to individual counties is administered through the Corrections Standards Authority (CSA). CSA has conditionally awarded \$100,000,000 from this appropriation to San Bernardino County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$100,000,000 of the \$750,000,000 appropriated in section 15820.903 of the Government Code to complete construction for this project.

\$ 48,494,000 total authorized project cost

\$148,494,000 total estimated project cost

\$100,000,000 state funds to be allocated: construction contract

\$ 48,494,000 local funds previously allocated: \$9,000 acquisition/study, \$1,803,000 preliminary plans, \$4,262,000 working drawings, and \$42,420,000 construction (\$16,595,000 contract, \$11,660,000 contingency, \$3,465,000 A&E, \$7,400,000 other project costs, and \$3,300,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 5, 2009, and the statutes of limitation expired on February 4, 2009, without adverse comment.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on June 9, 2010, and it is noted that three unresolved issues were identified. The first two issues pertain to a utility easement for a power line and a drainage ditch easement located in the proposed project area. Both of these easements have since been quit claimed and no longer impact the proposed project area. The third issue pertains to six deeds of trust recorded against the property. All six of these deeds of trust have been cleared by recorded reconveyances. Consequently, all of the identified issues have been resolved.

Project Schedule

Approve preliminary plans	August 2010
Complete working drawings	September 2010
Complete construction	June 2013

Staff Recommendation: **Establish scope, cost, and schedule and approve preliminary plans.**

BOND ITEMS

BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADELANTO DETENTION CENTER
JAIL EXPANSION PROJECT
SAN BERNARDINO COUNTY

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider adopting a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the State Public Works Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve and authorize the execution of a Project Delivery and Construction Agreement between the San Bernardino County, California Department of Corrections and Rehabilitation, Corrections Standards Authority, and State Public Works Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$100,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Adelanto Detention Center
Jail Expansion Project, San Bernardino County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

Scope Description

This project will design and construct an approximately 277,000 square foot (sf) expansion to the existing Adelanto Detention Center to address the county's critical inmate housing shortage and provide a more secure physical structure that will enhance staff and inmate safety. The existing jail facility and this project are located on county owned land.

The expansion will provide the addition of approximately 250,000 sf of new housing units. The facility will consist of 984 beds in single and double occupancy cells for higher classification inmates and 384 beds in dormitories, for a total of 1,368 additional new maximum security beds. Approximately 30 percent of the beds added by this project will be designated for female inmates. The new beds will be located within three housing units, each designed to hold 456 inmates in two 228-bed modules. To accommodate the high volume of inmates, four passenger and two freight elevators will be located at opposite ends of the housing units. The housing units will have substantially increased program space to expand and better deliver inmate educational and rehabilitative programming.

The project will also include an approximately 27,000 sf, one-story Inmate Services Support building to be located adjacent to the existing facility. This building will provide intake/booking and receiving areas, property, transfer and release, medical screening, holding, video arraignment, medical and mental health office space, a dental operatory, and other associated support services space. This building will be equipped to provide for increased dry and refrigerated storage capacity for the existing kitchen.

A secure sallyport with facility vehicle parking and an additional staff parking lot will also be constructed adjacent to the new structures. This project will also include, but is not limited to: utility, domestic water well and water storage tank(s), electrical, plumbing, mechanical, HVAC systems, and security and fire protection systems. Water conservation measures will be built into the design. The showers and other fixtures located in inmate areas will include electronically programmable water metering devices to limit water waste while ensuring proper sanitation is provided.

Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities. Award of this funding to individual counties is administered through the Corrections Standards Authority (CSA). CSA has conditionally awarded \$100,000,000 from this appropriation to San Bernardino County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$100,000,000 of the \$750,000,000 appropriated in section 15820.903 of the Government Code to complete construction for this project.

\$148,494,000 total estimated project cost

\$ 48,494,000 local funds previously allocated: \$9,000 acquisition/study, \$1,803,000 preliminary plans, \$4,262,000 working drawings, and \$42,420,000 construction (\$16,595,000 contract, \$11,660,000 contingency, \$3,465,000 A&E, \$7,400,000 other project costs, and \$3,300,000 agency retained)

\$100,000,000 state funds to be allocated: construction contract

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 5, 2009, and the statutes of limitation expired on February 4, 2009, without adverse comment.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on June 9, 2010, and it is noted that three unresolved issues were identified. The first two issues pertain to a utility easement for a power line and a drainage ditch easement located in the proposed project area. Both of these easements have since been quit claimed and no longer impact the proposed project area. The third issue pertains to six deeds of trust recorded against the property. All six of these deeds of trust have been cleared by recorded reconveyances. Consequently, all of the identified issues have been resolved.

Project Schedule

Approve preliminary plans	August 2010
Complete working drawings	September 2010
Complete construction	June 2013

Staff Recommendation: **Adopt resolution.**

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS (AOC)
FIREBAUGH COURTHOUSE
FRESNO COUNTY

AOC Facility Number 10-K1, DGS Parcel Number 10656

Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with section 70301 of the Government Code, as amended.

Consider the acceptance of real property through a transfer of title

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
Firebaugh Courthouse, Fresno County

Action Requested

If approved, the requested action would authorize the acceptance of real property through a transfer of title.

Scope Description

This transaction is within scope. The County of Fresno (County) is transferring fee title in and to the court facility commonly known as the Firebaugh Courthouse, located at 1325 "O" Street, Firebaugh, California (Court Facility), to the State of California (State), acting by and through the Judicial Council of the California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement Between the Council, AOC, and the County for the Transfer of Responsibility and Title for Court Facility, dated December 9, 2008 (Transfer Agreement). The Court Facility consists of approximately 0.7 acres of real property improved with a one-story building constructed in 1954, associated landscaping, and parking lot. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility. The Superior Court occupies 4,759 square feet (sf) (58.0 percent) of the Court Facility and the County will continue to occupy 3,443 sf (42.0 percent) for County administrative purposes.

Funding and Cost Verification

This transaction is within cost. The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to the Trial Court Facilities Act of 2002 (the Act). The only costs associated with acceptance of this transfer of title are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 5, 2008. The 35-day statutes of limitation period expired on January 9, 2009, without challenge.

Condition of Property

A Phase I (Phase I) Environmental Site Assessment (ESA) and seismic assessment were completed on the Court Facility. The following findings were made from the combined resources identified above.

Phase I:

A Phase I report was completed in August 28, 2008, combined with the findings of a site reconnaissance completed on March 7, 2008. The Phase I found no recognized environmental or historical conditions (REC) on the site. The Phase I cited seven "case closed" off-site leaking underground storage tank (LUST) facilities as "Data gaps" because of their up-gradient location, and previously un-assessed vapor risk potential. Based on this condition, the Phase I report suggested additional soil gas sampling to determine whether it caused a REC at the site. To date the AOC has not found any evidence that any of these facilities are a REC. Furthermore, the Regional Water Quality Control Board - Central Valley Region as oversight of the LUST closures has not revoked the "No Further Action Letters", thus eliminating the need for further investigations.

The assessment also revealed two items of concern in connection with the subject site: (1) Based on the age of the Court Facility, lead-based paint (LBP) may be present on building materials; and (2) Asbestos-containing materials (ACM) were identified as being potentially present. No conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site were cited.

Building Assessment:

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted a site visit of the Court Facility on February 5, 2010, to assess the general condition of the property. The OCCM concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property. Staff has since made additional visits to the site to monitor the condition of the Court Facility and found no changes since its initial visit.

Exemption from Seismic Safety Assessment:

Pursuant to SB 1732, Chapter 1082, Statutes of 2002 (Act), section 70327, any court facility less than 10,000 sf of space is exempt from the seismic safety assessment requirement upon approval of the Director of the Department of Finance (Finance) and the AOC. This Court Facility has been exempted from a Tier I seismic safety assessment pursuant to Finance and AOC approval due to the size of the building (8,200 sf).

Project Schedule

The estimated close of escrow is September 1, 2010.

Other

- The County approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the State at its regularly scheduled meeting on December 9, 2008.
- The Transfer Agreement requires that delivery of title to the property would be free and clear of any mortgages or liens.
- The Joint Occupancy Agreement provides for rights of first refusal and rights of first offer in favor of either the County or State, in the event that either party desires to vacate the Court Facility, in accordance with Government Code section 70342(e).
- The County has agreed to indemnify the State for any liability imposed on the state pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property.
- The AOC is not aware of any lawsuits pending concerning the property.
- The Phase I report indicates that it is likely that there are potential concerns for LBP and ACM in the building. Prior to any structural changes or renovations, all appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of these materials. The AOC will also seek all available information from the County for the ACM and LBP at the site. In absence of such data availability the AOC will conduct survey of possible hazards prior to any modification, or demolition.
- The terms of the Transfer Agreement state that the County will continue to offer its information technology and telecommunication services to the state, which are a part of the County's Data Equipment system. Effective as of the closing, the AOC grants the County rights of ingress, egress, and access to all parts of real property to which the any component or subcomponent of connection to the Data Equipment system is located.
- There are no historic issues, relocation assistance, or implied dedication associated with the court facility.
- In accordance with the Act, the Transfer Agreement provides for the transfer of parking spaces in the number and type as was made available for Superior Court as of October 1, 2001.

Staff Recommendation: **Authorize the acceptance of real property through a transfer of title.**

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SOUTH MONTEREY COUNTY COURTHOUSE
MONTEREY COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(5)
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider authorizing funding for preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New South Monterey County Courthouse, Monterey County

Action Requested

If approved, the requested action would authorize funding for preliminary plans.

Scope Description

This project is within scope. This requested action would authorize preliminary plans for the construction of a new 3-courtroom, 47,000 square foot facility that will replace the King City Courthouse. This project will provide expanded court services through increased judicial-proceedings capacity, allowing this facility to operate as a full service courthouse and to return civil and small claims case processing to south Monterey County. Parking will be in a surface parking lot having 120 stalls and 6 secure underground spaces for judicial officers.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (5) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$686,000 for the acquisition phase. Total estimated preliminary plan costs are \$2,288,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to Board review and approval.

\$64,895,000	total authorized project cost
\$64,895,000	total estimated project cost
\$ 686,000	project costs previously allocated: acquisition
\$64,209,000	project costs to be allocated: \$2,288,000 preliminary plans, \$2,818,000 working drawings, and \$59,103,000 construction (\$53,419,000 contract, \$2,671,000 contingency, \$712,000 A&E, and \$2,301,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule:

Estimated close of escrow	October 2010
Approve preliminary plans	August 2011
Complete working drawings	June 2012
Complete construction	June 2014

Other

- Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

Staff Recommendation: **Authorize preliminary plan funding.**

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW INDIO JUVENILE AND FAMILY COURTHOUSE
RIVERSIDE COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(6)
as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider authorizing funding for preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Indio Juvenile and Family Courthouse, Riverside County

Action Requested

If approved, the requested action would authorize funding for preliminary plans.

Scope Description

This project is within scope. This requested action would authorize preliminary plans for the construction of a new 5-courtroom, 68,000 square foot facility that will allow consolidation of juvenile family court functions in one location which corrects operational inefficiencies for the court and improves access to justice. Parking for the facility will be in a surface parking lot having 150 stalls and 8 secure underground spaces for judicial officers.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (6) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$4,419,000 for the acquisition phase. Total estimated preliminary plan costs are \$2,834,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to the Board review and approval.

\$84,450,000	total authorized project cost
\$84,450,000	total estimated project cost
\$ 891,000	project costs previously allocated: acquisition
\$83,559,000	project costs to be allocated: \$3,528,000 acquisition, \$2,834,000 preliminary plans, \$3,512,000 working drawings, and \$73,685,000 construction (\$66,596,000 contract, \$3,330,000 contingency, \$887,000 A&E, and \$2,872,000 other project costs)

Project Schedule

Estimated close of escrow	August 2010
Approve preliminary plans	August 2011
Complete working drawings	October 2012
Complete construction	July 2014

Other

- Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

Staff Recommendation: Authorize preliminary plan funding.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW YUBA CITY COURTHOUSE
SUTTER COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (10)
as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider authorizing funding for preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
New Yuba City Courthouse, Sutter County

Action Requested

If approved, the requested action would authorize funding for preliminary plans.

Scope Description

This project is within scope. This requested action would authorize preliminary plans for the construction of a new 7-courtroom, 79,000 square foot facility that will consolidate three existing facilities. The new facility will increase efficiency of court operations and improve public service through consolidation of criminal, civil, small claims, juvenile, family and traffic court operations in one location, and expand court services by increasing the capacity for judicial proceedings from six to seven to allow for the new judgeship. Parking for the facility will be in a surface parking lot having 210 stalls and 10 secure underground spaces for judicial officers.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 21, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (6) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$1,059,000 for the acquisition phase. Total estimated preliminary plan costs are \$3,543,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to the Board review and approval.

\$100,685,000	total authorized project cost
\$100,685,000	total estimated project cost
\$ 1,059,000	project costs previously allocated: acquisition
\$ 99,626,000	project costs to be allocated: \$3,543,000 preliminary plans, \$4,371,000 working drawings, and \$91,712,000 construction (\$82,890,000 contract, \$4,144,000 contingency, \$1,104,000 A&E, and \$3,574,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	October 2010
Approve preliminary plans	June 2011
Complete working drawings	April 2012
Complete construction	February 2014

Staff Recommendation: Authorize preliminary plan funding.

CONSENT ITEMS

CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW WOODLAND COURTHOUSE
YOLO COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(12)
as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider:

a) authorizing funding for preliminary plans

b) approving an augmentation

\$1,000,000

(11.9 percent total project)

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Judicial Council of California
Administrative Office of the Courts
New Woodland Courthouse, Yolo County

Action Requested

If approved, the requested action would authorize funding for preliminary plans and approve an augmentation.

Scope Description

This project is within scope. This project will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in Woodland. This project will construct a new 14-courtroom, 163,000 square foot facility in the City of Woodland and will consolidate six existing court occupied spaces. The new facility will provide a modern, secure courthouse for all case types, and expand court services by providing space for one new judgeship. Parking for the facility will include 10 short term surface parking spaces, 24 secure underground parking spaces and 420 surface parking spaces for staff and visitors.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans and an augmentation. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is not within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (12) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$8,094,000 for the acquisition phase. The Judicial Council requests an additional \$1,000,000 from the Immediate and Critical Needs Account for relocation costs associated with the acquisition. Total estimated preliminary plan costs are \$7,371,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to Board review and approval.

\$174,968,000	total authorized project cost
\$175,968,000	total estimated project cost
\$ 8,094,000	project costs previously allocated: \$8,094,000 acquisition
\$167,874,000	project costs to be allocated: \$1,000,000 acquisition, \$7,371,000 preliminary plans, \$8,105,000 working drawings, and \$151,398,000 construction (\$136,793,000 contract, \$6,840,000 contingency, \$2,101,000 A&E, and \$5,664,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	September 2010
Approve preliminary plans	June 2011
Complete working drawings	May 2012
Complete construction	April 2014

Other

- Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

Staff Recommendation: **Authorize preliminary plan funding and approve an augmentation.**

CONSENT ITEMS

CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW NORTH BUTTE COURTHOUSE
BUTTE COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(1),
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider:

- a) authorizing funding for preliminary plans
- b) recognizing a reduction in acquisition costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Judicial Council of California
Administrative Office of the Courts
New North Butte Courthouse, Butte County

Action Requested

If approved, the requested action would authorize funding for preliminary plans and recognize a reduction in acquisition costs.

Scope Description

This project is within scope. The project will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in Chico and Paradise. This project will construct a new 5-courtroom, 67,000 square foot facility in the Greater Chico area and will consolidate existing courthouses in Chico and Paradise. This new facility will provide a modern, secure courthouse for all case types and expand court services by providing space for 2 new judgeships. Parking for the facility will include 210 surface parking spaces and 8 secure basement parking spaces.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans and recognizing a reduction in acquisition costs. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (1) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$14,475,000 for the acquisition phase. The Judicial Council requests a reduction of \$6,325,000 to the acquisition phase budget due to plans to acquire a single site with a lower cost per square foot than what was budgeted. Total estimated preliminary plan costs are \$3,339,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to Board review and approval.

\$84,395,000	total authorized project cost
\$78,070,000	total estimated project cost
\$ 800,000	project costs previously allocated: acquisition
\$77,270,000	project costs to be allocated: \$7,350,000 acquisition, \$3,339,000 preliminary plans, \$3,556,000 working drawings, and \$63,025,000 construction (\$56,874,000 contract, \$2,844,000 contingency, \$895,000 A&E, and \$2,412,000 other project costs)
\$ 6,325,000	recognized acquisition savings

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	October 2010
Approve preliminary plans	June 2011
Complete working drawings	April 2012
Complete construction	February 2014

Other

- Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

Staff Recommendation: **Authorize preliminary plan funding and recognize the reduction in acquisition costs.**

CONSENT ITEMS

CONSENT ITEM—7

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SANTA ROSA CRIMINAL COURTHOUSE
SONOMA COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(8),
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider:

- a) authorizing funding for preliminary plans
- b) recognizing a reduction in acquisition costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Judicial Council of California
Administrative Office of the Courts
New Santa Rosa Criminal Courthouse, Sonoma County

Action Requested

If approved, the requested action would authorize funding for preliminary plans and recognize a reduction in acquisition costs.

Scope Description

This project is within scope. This requested action would authorize preliminary plans for the construction of a new 15-courtroom, 173,500 square foot facility that will replace court-occupied space in five existing facilities. This project provides a modern, secure courthouse with centralized criminal, traffic, and juvenile dependency proceedings. Parking for the facility will be surface parking having 450 spaces and 20 secure spaces in the basement.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans and recognizing a reduction in acquisition costs. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (8) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$14,737,000 for the acquisition phase. The Judicial Council also requests a reduction in site acquisition phase costs of \$5,663,000 due to the County of Sonoma offering a county-owned parcel at one-half of appraised value. Total estimated preliminary plan costs are \$8,172,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to the Board review and approval.

\$243,251,000	total authorized project cost
\$237,588,000	total estimated project cost
\$ 2,845,000	project costs previously allocated: acquisition
\$234,743,000	project costs to be allocated: \$6,229,000 acquisition, \$8,172,000 preliminary plans, \$8,452,000 working drawings, and \$211,890,000 construction (\$185,536,000 contract, \$9,277,000 contingency, \$2,564,000 A&E, and \$14,513,000 other project costs)
\$ 5,663,000	recognized acquisition savings

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	November 2010
Approve preliminary plans	September 2011
Complete working drawings	September 2012
Complete construction	January 2015

Other

- Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

Staff Recommendation: **Authorize preliminary plan funding and recognize the reduction in acquisition costs.**

CONSENT ITEMS

CONSENT ITEM—8

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, SKYLINE COLLEGE
ELECTRICAL INFRASTRUCTURE REPLACEMENT
SAN MATEO COUNTY

Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 6870-303-6049(2)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

California Community Colleges
San Mateo County Community College District, Skyline College
Electrical Infrastructure Replacement, San Mateo County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project replaces an underground load center with an above ground center. It improves the safety and serviceability of the electrical infrastructure at Skyline College by replacing components of the system including among others transformers, switchgear, and switchboards.

Funding and Project Cost Verification

This project is within cost.

\$1,353,000	total authorized project costs
\$1,353,000	total estimated project costs
\$ 74,000	state funds previously allocated: preliminary plans
\$1,279,000	state funds to be allocated: \$74,000 working drawings and \$1,205,000 construction (\$1,012,000 contracts, \$74,000 contingency, and \$119,000 project administration)

CEQA

A Negative Declaration was filed with the State Clearinghouse on May 10, 2007, and the 30-day statutes of limitation period expired on June 10, 2007, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	August 2010
Complete working drawings	February 2011
Complete construction	December 2012

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.